



4 Hollies Drive, Bayston Hill, Shrewsbury, Shropshire, SY3 0NN

www.hbshrop.co.uk



Offers In The Region Of £320,000

Viewing: strictly by appointment through the agent



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
 3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offered for sale with no upward chain, this deceptively spacious and beautifully presented two double bedroom detached bungalow provides well-proportioned accommodation throughout, ideal for a range of buyers.

Occupying a pleasant and convenient position, the property is within easy reach of the excellent amenities available in Bayston Hill, including a Spa convenience store, doctors' surgery, public house, and a variety of takeaway options. There is also superb access to Meole Brace Retail Park, Shrewsbury town centre, and the local bypass, making this an ideal location for both convenience and connectivity.

A fantastic opportunity not to be missed - early viewing is highly recommended by the selling agent.

The accommodation briefly comprises, the following: Storm porch, entrance hallway, lounge, attractive kitchen / diner, glazed lean-to, two double bedrooms both with fitted wardrobes, re-fitted shower room, front and rear enclosed gardens, brick paved driveway, garage, uPVC double glazing and gas fired central heating. NO UPWARD CHAIN.

Early viewing comes highly recommended by the selling agent.

The accommodation in greater detail comprises:

Storm porch

With double glazed entrance door with double glazed window to side gives access to:

Entrance hallway

Having radiator, loft access, coving to ceiling, wall-mounted thermostat control unit. Door from entrance hallway gives access to:

Lounge

16'0 x 10'9

Having double glazed window to front, contemporary wall-mounted coal effect electric fire, radiator, coving and recessed spotlights to ceiling. Door from lounge and door from entrance hallway gives access to:

Kitchen / diner

15'11 x 10'10

Comprises: Eye level and base units with built-in cupboards and drawers, glass display cabinets, a range of fitted worktops with inset sink drainer unit with mixer tap over, free-standing oven, integrated microwave, fridge freezer, tiled splash surrounds, tiled floor, linen storage cupboards, radiator, double glazed window to front, glazed window to side. Wooden framed glazed door from kitchen / diner gives access to:

Lean -to

10'10 x 5'9

Having tiled floor. Wooden framed glazed door giving access to the front and uPVC double glazed door giving access to the rear gardens, sealed unit double glazed windows, shelved storage cupboard.

From entrance hallway, doors then give access to two double bedrooms and re-fitted shower room.

Bedroom one

10'1 x 10'9

Having fitted double wardrobe, double glazed sliding patio giving access to the rear gardens, radiator.

Bedroom two

10'9 x 10'2

Having fitted double wardrobe, double glazed window to the rear, radiator.

Re-fitted shower room

Having a corner tiled shower cubicle, wash hand basin set to a vanity unit with storage cupboards below and mixer tap over, tiled to walls, tiled floor, LED spotlights to ceiling, heated chrome style towel rail, double glazed window to side.

Outside

To the front of the property there is neatly kept lawned gardens with well-stocked borders, low rise brick walling, brick paved patio / pathway gives access to the bungalows front entrance door and lean-to of property. Brick paved driveway offers ample off street parking which then leads to a garage:

Garage

17'1 x 9'8

Having an up and over door, two glazed windows, pedestrian service door to the side.

Gated side access then leads to the property's rear gardens, which comprises: Paved patio, paved sun terraced, timber garden shed, glazed greenhouse, a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing and mature hedging.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

Council Tax Band C

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

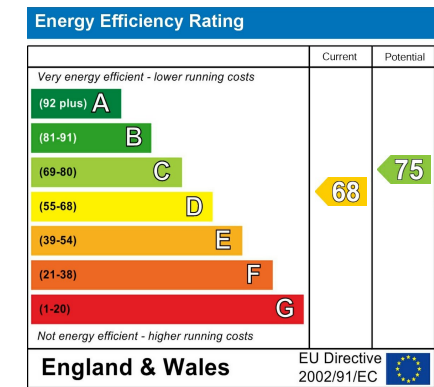
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.



FLOORPLANS

